

ZONING AND BUILDING AGENDA

JUNE 5, 2001

NEW APPLICATIONS

- 243645 VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. SU-21-14; Z01060). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a SPECIAL USE in the R-6 General Residence District (if granted under companion MA-21-05) for a Planned Unit Development of seventy-four (74) townhomes in Section 29 of Northfield Township. Property consists of ±10 acres; located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development for seventy-four (74) townhomes.
- 243646 VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. MA-21-05; Z01059). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a MAP AMENDMENT in the R-3 Single Family Residence District to the R-6 General Residence District for a Planned Unit Development (if granted under companion SU-21-14) for seventy-four (74) townhomes in Section 29 of Northfield Township. Property consists of ±10 acres located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development for seventy-four (74) townhomes.
- 243647 MOHAMMAD REZA BASTANIPOUR, Owner, 737 North Western Avenue, Chicago, Illinois 60612, Application (No. MA-21-06; Z01061). Submitted by Barry Ash, Ash, Anos, Freedman & Logan, 77 West Washington Street, Suite 1211, Chicago, Illinois 60602. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the C-6 Automotive Service District for used car sales in Section 29 of Leyden Township. Property consists of 0.35 of an acre on the southwest corner at Diversey Avenue and Mannheim Road. Intended use: Used car sales.

ZONING BOARD OF APPEALS RECOMMENDATION

- 182237 DOCKET #5787 - STATE BANK OF COUNTRYSIDE, TUT #89559, 6734 Joliet Road, Application (NO. A-92-03). Submitted by William J. Hennessy, Attorney 111 West Washington Street, Chicago, IL. Seeking a MAP AMENDMENT to rezone the subject property from the R-3 Single Family Residence District to the R-5 Single Family Residence District. The property consists of approximately 31.27 acres located on the west side of 118th Avenue approximately 1,035 North of 167th Street in Orland Township.
- INTENDED USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT.
- 182238 DOCKET #5788 – STATE BANK OF COUNTRYSIDE, TUT #89559, OWNER, 6734 Joliet Road, IL., Application (NO. SU-92-08). Submitted by William J. Hennessy, Attorney, 111 West Washington Street, Chicago, IL. Seeking a SPECIAL USE for a Planned Unit Development in the R-5 Single Family Residence District, (if granted under companion application). The property consists of approximately 31.27 acres located on the west side of 118th Avenue approximately 1,035 North of 167th Street in Orland Township.
- INTENDED USE: 40 SINGLE FAMILY RESIDENCES.
- RECOMMENDATION: THAT APPLICATIONS BE GRANTED.

The above items were approved at the Board Meeting of November 1, 1993.

FINAL APPROVAL OF THE PLANNED UNIT DEVELOPMENT AND FINAL PLAT.

243595

RESOLUTION REGARDING THE REGULATION OF SIGNS APPROVED AND ADOPTED JANUARY 20, 1999 (PROPOSED RESOLUTION AMENDMENT). Submitting a Proposed Resolution sponsored by Herbert T. Schumann, Jr., County Commissioner.

PROPOSED RESOLUTION

AMENDING THE RESOLUTION REGARDING THE REGULATION OF SIGNS APPROVED AND ADOPTED JANUARY 20, 1999

Whereas, the regulation and zoning control of signs in the unincorporated areas of Cook County were adopted ~~over~~ almost twenty-five years ago; and

Whereas, numerous conflicts have developed over the years between the growth and development of the unincorporated areas and areas under municipal authority, and the proliferation of signs, particularly large advertising signs; and

Whereas, signs permitted under the 1976 Cook County Zoning Ordinance are now considered out of place, particularly in areas attempting to preserve scenic and aesthetic assets; and

Whereas, a comprehensive amendment to Article 12 of the Cook County Zoning Ordinance has been proposed and introduced for consideration by the Cook County Board of Commissioners; and

Whereas, the proposed amendments have been referred to the Committee on Zoning for public hearing and comment, which process is was expected to take several months to complete; and

Whereas, these proposed sign regulations have yet to be considered by the Committee on Zoning and Building; and

Whereas, the proposed sign regulations will substantially amend the size and location permitted for many signs, and will make certain signs non-conforming subject to amortization and removal; and

~~Whereas, the ongoing issuance of building permits and/or zoning relief under the existing zoning ordinance undermines the ability of Cook County to effectively regulate the proliferation of conflicting signs throughout the unincorporated areas of Cook County.~~

Whereas the moratorium on the issuance of permits for advertising signs has been effective in limiting the proliferation of advertising signs, however, businesses in unincorporated Cook County are seeking zoning relief for the replacement and modernization of on premises advertising signs;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. From the date of adoption of this Resolution and until review of the comprehensive amendment to Article 12 of the Cook County Zoning Ordinance has been completed, there shall be a moratorium on the issuance of any and all permits for the construction, expansion or relocation of all signs or for zoning relief as regulated by Article 12 of the 1976 Cook County Zoning Ordinance.
2. The Commissioner of Building and Zoning shall, upon sufficient evidence submitted by an applicant, have the authority to issue a permit for replacement of sign(s) located on and within the premises of a business or property owner where such sign(s) existed prior to the moratorium and which have come into disrepair due to damage by weather conditions, accident, intentional acts of vandalism, ~~or in instances where the business at which the existing sign is located has changed,~~ or in instances in which the property or business owner deems that an existing on premises sign no longer appropriately projects the quality of the business and where, due to the age and deterioration of construction materials used, such sign(s) detract from the value of the business property. The issuance of a permit for the replacement of previously existing signs shall be ~~only for restricted to applications for those on premises signs not requiring a variation from,~~ and that meet the requirements of, the 1976 Cook County Zoning Ordinance.

3. The Commissioner of Building and Zoning shall take appropriate steps to inform the Zoning Administrator and the Zoning Board of Appeals of this relief under the moratorium.

4. If, upon the expiration of six months from the date of adoption of this amended moratorium, review of the proposed amendments to Article 12 has not been concluded, ~~the~~ this amended moratorium hereby imposed shall be reviewed and the County Board shall determine whether a basis exists to extend the moratorium for a further period of time.

* The next regularly scheduled meeting is presently set for Tuesday, June 19, 2001.